



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSER: Jay Hummel, City of Bellevue Utilities

LOCATION OF PROPOSAL: 2532 127th Ave NE

DESCRIPTION OF PROPOSAL: Replacement of an existing pump station structure, water mains, paving, landscaping, and associated improvements.

FILE NUMBERS: 18-120633-LI

PLANNER: Reilly Pittman

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **3/28/2019**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

3/14/2019

Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolvef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Cherry Crest Pump Station

Proposal Address: 2532 127th Avenue NE


Proposal Description: The proposal is to replace an existing water pump station structure, water mains, paving, and associated improvements. Replacement of this facility requires an Administrative Amendment to the approved Conditional Use Permit for the utility facility.

File Number: 18-120633-LI


Applicant: Jay Hummel, City of Bellevue Utilities

Decisions Included: **Process II**
Administrative Amendment of Conditional Use Permit (LUC 20.35.175)
SEPA (BCC 22.02)

Planner: Reilly Pittman, Land Use Planner

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance**

Elizabeth Stead, Environmental Coordinator
Development Services Department

Director's Recommendation: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: 
Elizabeth Stead, Land Use Director

Application Date: August 7, 2018
Completeness Date: August 23, 2018
Notice of Application Publication: August 30, 2018
Decision Publication Date: March 14, 2019
Appeal Deadline: March 28, 2019

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision

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Documents Referenced in this Report Found in Project File

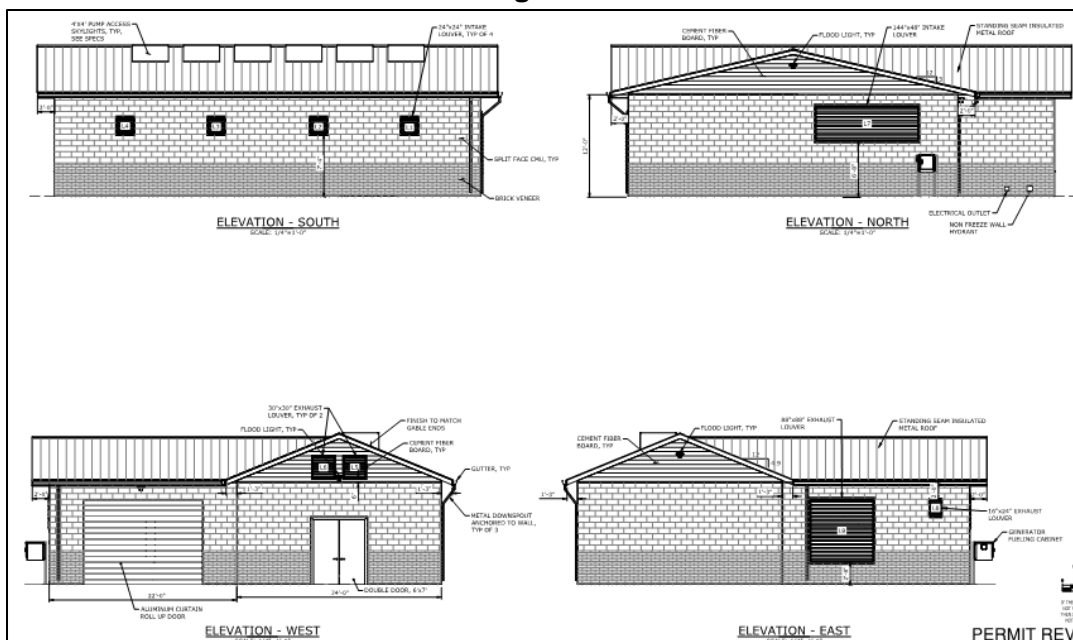
1. Project Plans – In File
2. Photo Simulations – In File
3. SEPA Checklist – In File
4. Application Forms and other Material – In File

The existing structure housing the pump station is proposed to be demolished and replaced. The new pump station structure is proposed in the southeast corner of the property and is an “L” shaped structure constructed of split-face CMU block exterior with brick veneer that wraps around the building. A pitched roof is proposed to mimic the surrounding residential structural character. The proposed structure would be a maximum of * feet in height and they are shown in a photo simulation (Figure 2) and proposed building elevations (Figure 3) below.

Figure 2



Figure 3



The existing water mains in the rights-of-way of 127 Ave NE, NE 29 St, and 126th Ave NE are proposed to be replaced. Approximately 1,800 feet of 16-inch water main and 1,200 feet of eight-inch water main will be installed and will connect into the existing system. These pipes sizes are necessary to reduce discharge velocity and ensure adequate fire flow.

B. REVIEW PROCESS

Public utility facilities are allowed in residential zones through a Conditional Use Permit (CUP) approval. The facility had CUP approval in 1984 that was amended in 1997. The proposed changes to the facility require approval of a new Administrative Amendment to a Conditional Use Permit per LUC 20.35B.175.D.

II. SITE CONTEXT and DESCRIPTION

A. SITE CONTEXT

The project limit consists of two parcels that comprise the Cherry Crest Mini-Park, reservoir and pump station that were built in 1984 with a reservoir replacement built in 1997. The properties are zoned R-3.5, single-family residential, and are within the Bridle Trails subarea of the City. The surrounding properties are also zoned R-3.5 and developed with homes.

The site obtains access from 127th Ave NE which is along the west property line. There is an access at the north of the property which serves the park improvements. Much of the site is occupied by the existing reservoir tank that is topped with sport field improvements. The work area for this pump station replacement is located at the southern boundary of the subject site. The pump station is currently housed within a small structure adjacent to a parking area and driveway. The pump station facility is surrounded by existing vegetation and trees that screen the facility. The topography of the site also provides screening as the facility is below the road grade of 127th Ave NE. See Figure 4 below for the current site.

Figure 4



III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS

A. STANDARD REQUIREMENTS AND DIMENSIONS

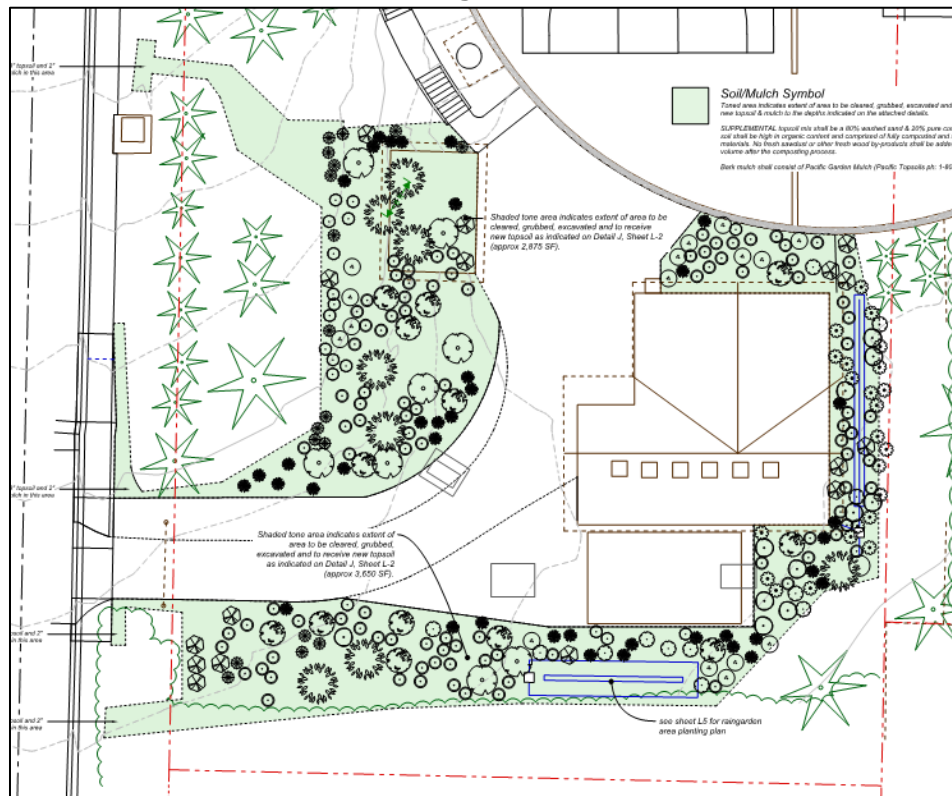
The site is zoned R-3.5 and the project proposes to construct non-residential utility facilities. This project complies with the required dimensional standards of the R-3.5 zone. The site complies with the allowed building height as explained previously.

1. Landscaping

Per LUC 20.20.520.F, water distribution facilities require 15 feet of Type I landscaping on all sides when located above ground and not housed within a building or accessory to another use; and if located outside of a public right-of-way:

Finding: The existing landscaping on the property will be largely maintained and screens the facility. There is a large hedge along the south property line that is adjacent to properties developed with single-family properties. This hedge is proposed to be maintained. Some minor construction of utilities is proposed that will temporarily impact the hedge near the driveway but given the size of the hedge the impacts will be temporary as the hedge will regrow. Rows of significant pine trees also exist along the street frontage of 128th Ave NE and are proposed for retention. The project was revised to avoid impacts to existing significant trees as much as possible. The arborist report included in the project file describes that seven trees will be removed with protection measures for remaining trees to be implemented. The arborist report recommendations for enhanced tree protection methods, excavation methods, soil improvement are required to be implemented by condition of approval. The arborist report describes that assessment of the trees along the street frontage will occur during excavation, when their roots are exposed during construction. Existing vegetation and trees are part of the required landscaping buffer around the utility facility. If existing vegetation which is proposed for retention and is determined to be in need of removal during construction, then additional landscaping will be required to replace vegetation to ensure adequate screening of the facility is provided. Revisions to the landscaping plan may be submitted under the building permit 18-126811-BM. The project area is proposed to be restored with the landscaping plan below as figure 5 that was created with Parks Department input. **See Section X for condition of approval.**

Figure 5



IV. PUBLIC NOTICE AND COMMENTS

Application Date:	August 7, 2018
Notice of Application:	August 30, 2018
Public Notice Sign:	August 30, 2018
Minimum Comment Period:	September 13, 2018

The project was publicly noticed in the City's Weekly Permit Bulletin, in the Seattle Times, and by signage posted on the project site on August 30, 2018. No requests to be parties of record were submitted and no written comments were provided.

V. TECHNICAL REVIEW

A. CLEARING & GRADING

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and has approved the application. The project will be reviewed for conformance with Clearing and Grading code 23.76 and conformance with required Best Performance Measures.

B. UTILITIES

1. Surface Water

The applicant has proposed an on-site infiltration facility and drywell for the proposed pump station. As well, an on-site rain garden is proposed for the new hard surface driveway area and a portion of the landscaped area. The rain garden will have an overflow draining to the public storm system located in 127th Ave NE.

2. Water

Replace existing Cherry Crest Pump Station. Add 8" meter and vault and PRV vault. Abandon existing 6" AC and 10" AC water mains in 127th Ave NE. Install new 8" DI and 16" DI water mains in 127th Ave NE.

3. Sewer

A 2" side sewer will be used for the floor drains inside the pump station.

C. TRANSPORTATION REVIEW

1. Site Access

Access to the proposed project will be provided via a driveway on 127th Avenue NE. The existing site is accessed by a 12-foot-wide driveway on 127th Avenue NE, which is too narrow for maintenance trucks to maneuver without damaging the adjacent curb, gutter, and sidewalk. The existing driveway also has the sight distance obstructed by a hedge on the south side of the driveway. The driveway will be reconstructed to a 20-foot-wide driveway approach meeting Bellevue Standards and the hedges will be required to be trimmed to meet Bellevue's sight distance standards.

2. Street Frontage Improvements

The site currently contains an existing pump station and mini park area. There currently is 5-foot-wide sidewalk with rolled curb and gutter along the frontage of 127th Avenue NE.

The driveway will be replaced with a new 20-foot-wide driveway approach per standard drawing SW-170-1. Many of the sidewalk panels near the driveway entrance are damaged from trucks turning too wide. The applicant will be required to replace the damaged curb, gutter, and sidewalk panels near the driveway. The new sidewalk panels are required to be 6" 4000 psi concrete panels over 4" of CSBC to prevent trucks from damaging the new panels. The applicant will be required to trim the hedges south of the driveway to meet Bellevue's sight distance standards.

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development

Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Frontage improvements required by the developer include:

- Installation of a new 20-foot-wide driveway approach per Bellevue's standards to replace the existing driveway.
- Reconstruct damaged sidewalk panels to 6 feet wide, meeting Bellevue Standards.
- Reconstruct damaged rolled curb and gutter.
- Modification or trimming of the hedge on the south side of the driveway to meet Bellevue's sight distance standards.

See Section X for Civil Engineering Plans – Transportation, Building and Site Plans – Transportation, and Street Frontage Improvements Conditions of Approval

1. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.
2. ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.
3. The existing damaged curb, gutter, and sidewalk on 127th Avenue NE shall be

completely removed and reconstructed with a sidewalk width of at least six feet, not including the curb.

4. The existing driveway approach on 127th Avenue NE shall be completely removed and reconstructed per standard drawing SW-170-1, including any associated sidewalk reconstruction. The driveway on 127th Avenue NE shall have an approach width of 20 feet, as defined in standard drawing SW-170-1.
5. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing SW-170-1 or equivalent. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

3. Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. **See Section X for Right-of-Way Use Permit Condition of Approval**

4. Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Near this project, 127th Avenue NE has been classified as "Grind/Overlay Required." The minimum pavement restoration for street cuts will be a full grind and overlay for a minimum of 50 feet as required in the right of way use permit. **See Section X for Pavement Restoration Condition of Approval**

D. Fire

The Fire Department has reviewed and approved the application and will review the proposed generator under the future building permits.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of the *2016-2027 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS), dated December 2015 (available in the Records Office at City Hall, 450 110th Avenue NE.) This document analyzes the transportation and air quality impacts of the City's Traffic Task Force recommendations to meet the Comprehensive Plan, Transportation Element and Mobility Management goals.

This section of the Staff Report is an addendum to the adopted EIS referenced above. Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, the Bellevue City Code (BCC) Section. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A discussion of the impacts is noted below, together with any specific conditions of approval. **Impacts will be mitigated through exercise of Code authority and project-specific Conditions of Approval contained in Section X of this report.**

A. EARTH AND WATER

The project proposes 2,165 cubic yards of cut and 2,165 cubic yards of fill. WAC 197-11-800(1)(c) allows Cities to increase exemption levels. SEPA is triggered by this project as the proposed earthwork exceeds the City of Bellevue adjusted 500 cubic-yard earthwork exemption as found in the City's Environmental Procedures Code, BCC 22.02.032.B. The project will be required to comply with all erosion and sediment control BMPs and the Clearing and Grading code requirements as part of future development permits.

B. PLANTS AND ANIMALS

Construction will require removal of seven existing trees within the project area. Replanting of native vegetation is proposed to restore landscaping and trees removed.

C. NOISE

While construction noise and increased vehicle trips are expected during the construction period, the Bellevue Noise Control Ordinance, Bellevue City Code 9.18, regulates hours of construction-related noise emanating from the site. The Ordinance provides for an exemption from the noise restrictions for the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays which are not legal holidays. Therefore, no specific measures to reduce noise during this period are proposed.

D. TRANSPORTATION

This project will construct a new booster pump station to replace the existing Cherry Crest Pump Station, which will not generate any new P.M. peak hour trips. No Transportation impact

will result from the approval of the project.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

No substantial changes were made to the proposal that was submitted.

VIII. DECISION CRITERIA

**A. 20.30B.175.D ADMINISTRATIVE AMENDMENT TO A CONDITIONAL USE PERMIT
DECISION CRITERIA**

Decision Criteria. The Director shall approve a proposed amendment to an approved project or decision if:

1. The amendment maintains the design intent or purpose of the original approval.

Finding: As the project is replacing the existing pump station the purpose of the original approval is maintained. The design of the facility is being improved by having the proposed structure incorporate residential features such as a pitched roof and wall treatments and materials to resemble a residential structure. Landscaping of the site is being enhanced through additional plantings and the project proposes to retain existing significant vegetation that provides screening.

2. The amendment maintains the quality of design or product established by the original approval.

Finding: As described previously the proposed facility design surpasses the quality of the pump station that was established by the original approval.

3. The amendment is not materially detrimental to uses or property in the immediate vicinity of the subject property

Finding: The project maintains the existing use on the site and does not propose any new uses. The facility is to be upgraded and capacity enlarged only. The project is not materially detrimental to uses or property in the vicinity of the site.

IX. CONCLUSION AND DECISION/RECOMMENDATION

After conducting the various administrative reviews associated with this proposal, including Land Use consistency, SEPA and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** Administrative Amendment to a Conditional Use Permit.

X. CONDITIONS OF APPROVAL

Codes & Ordinances

The applicant shall comply with all applicable Bellevue City Codes and ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Construction Codes- BCC Title 23	Bldg. Division, 425-452-6864
Fire Code- BCC 23.11	Glen Albright, 425-452-4270
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350
Sign Code- BCC Title 22B	Reilly Pittman, 425-452-4350
Transportation Code- BCC 14.60	Ian Nisbet, 425-452-4851
Utility Code- BCC Title 24	Mohamed Sambou, 425-452-4853

A. GENERAL CONDITIONS

The following conditions apply to all phases of development.

1. Arborist Recommendation Adopted

The recommendations provided in the submitted arborist report are adopted and shall be incorporated into the construction of the project. Recommendations include enhanced tree protection and construction techniques, soil improvements, and assessment of trees during construction.

AUTHORITY: Land Use Code 20.20.520

REVIEWER: Reilly Pittman, Development Services Department

2. Removal of Vegetation

If existing vegetation is impacted during construction more than anticipated, it shall be replaced, and the landscaping plan revised under building permit 18-126811-BM. If the arborist determines that additional tree removal is required during construction, then tree replacement is required to ensure compliance with the landscaping code.

AUTHORITY: Land Use Code 20.20.520

REVIEWER: Reilly Pittman, Development Services Department

3. Tree Protection

In addition to the protection requirements recommended by the arborist the project must comply with BMP T101 for tree protection which includes:

- Clearing limits shall be established at the limit of non-disturbed areas and for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an alternative approved by the Clear and Grade Inspector, shall be installed at the clearing limits prior to initiation of clearing and grading.
- No excavation or clearing should be performed within drip lines of retained trees, except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist

approved by the city.

Tree protection will be required to be shown on the plans submitted with the Clearing and Grading Permit.

AUTHORITY: Land Use Code 20.20.520, Bellevue City Code 23.76.060

REVIEWER: Reilly Pittman, Development Services Department

4. Right-of-Way Use Permit

Prior to issuance of any construction or clear and grade permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: BCC 11.70 & 14.30

REVIEWER: Tim Stever (425) 452-4294

5. Civil Engineering Plans – Transportation

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document.

All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the

engineering plans include, but are not limited to:

127th Avenue SE Improvements:

- Installation of a new 20-foot-wide driveway approach per Bellevue's standards to replace the existing driveway.
 - Reconstruct damaged sidewalk panels to 6 feet wide, meeting Bellevue Standards.
 - Reconstruct damaged rolled curb and gutter.
 - Modification or trimming of the hedge on the south side of the driveway to meet Bellevue's sight distance standards.
- a) Traffic signs and markings.
 - b) Curb, gutter, sidewalk, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
 - c) Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
 - d) Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
 - e) Location of fixed objects in the sidewalk or near the driveway approach.
 - f) Trench restoration within any right of way or access easement.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act

REVIEWER: Ian Nisbet, Transportation Review

6. Utilities Conceptual Approval

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue

Utility Codes and Utility Engineering Standards. A side sewer permit (UA) will be required for the sewer connection. The 8" water meter vault and PRV vault shall drain to the storm system. The rain garden and overflow connection to the public storm system will be permitted under a storm connection permit (UB).

AUTHORITY: BCC 24.02, 24.04, 24.06

REVIEWER: Mohamed Sambou

B. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION

1. Land Use Inspection of Landscaping

A Land Use inspection of the landscaping is required once installation is completed.

AUTHORITY: Land Use Code 20.20.520

REVIEWER: Reilly Pittman, Development Services Department

2. Street Frontage Improvements

All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the City Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.

REVIEWER: Ian Nisbet, Transportation Review

3. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as specified in the Design Manual, standard drawings, and the Right-of-Way use permit. Highland Drive was recently overlaid and a five year no-street cut moratorium is currently in effect. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #23

REVIEWER: Tim Stever, Right of Way Review